

SB 301. AN ACT ESTBALISHING A PILOT PROGRAM TO FUND REIMBURSEMENTS TO LANDLORDS FOR LOST RENTAL PAYMENTS

SUPPORT AS WRITTEN

To the esteemed members of the Housing Committee:

My name is Eric Rogers and I am a member of CT Association of Real Estate Investors, CT Property Owners Alliance and CT Coalition of Property Owners. I have owned and operated several units in central Connecticut for more than a decade.

I provide the following testimony:

This proposed bill serves to identify the scope of, and reconcile the key shortcoming of the UniteCT program, which is that it relies on tenant participation to work. Evictions are painful for both tenants and landlords. In most non-payment evictions, the tenant is in good faith trying to come up with the funds to pay back rent and will participate in the UniteCT program. However, there are situations where the tenant a) has no desire to pay rent, b) cannot be adequately communicated with (no phone, doesn't answer the door, etc.), c) intentionally wishes not to participate. Regardless of the situation, this does not change the fact that there is no relief in operating expenses for the landlord during this timeframe. (Forbearance typically delays payment; it does not forgive). Rental income is not only used to pay ongoing operating expenses, but capital expenses, and necessary repairs as well. This has an immediate impact not only on the tenant not participating in UniteCT, but on all tenants in that building. Simply put, the landlord should have the opportunity to be funded under UniteCT, regardless of tenant participation.

Thank you for your consideration.

Eric Rogers
CCOPO